139.0	0006	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	1,244,200	/	1,244,200
USE VALUE:	1,244,200	/	1,244,200
ASSESSED:	1,244,200	/	1,244,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAKIM CLIFFORD S ETAL/TRS
Owner 2:	CLIFFORD S HAKIM FAMILY TRUST
Owner 3:	AMY L FARDELLA FAMILY TRUST
Street 1:	108 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAKIM CLIFFORD S & -
Owner 2:	FARDELLA AMY -
Street 1:	108 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2628 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8311.000	636,500	5,300	602,400	1,244,200
Total Card	0.191	636,500	5,300	602,400	1,244,200
Total Parcel	0.191	636,500	5,300	602,400	1,244,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.44 | /Parcel: 473.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89530
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!10774!

PREVIOUS ASSESSMENT

Parcel ID 139.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	636,500	5300	8,311.	602,400	1,244,200		Year end	12/23/2021
2021	101	FV	617,500	5300	8,311.	602,400	1,225,200		Year End Roll	12/10/2020
2020	101	FV	617,300	5300	8,311.	602,400	1,225,000	1,225,000	Year End Roll	12/18/2019
2019	101	FV	468,200	5300	8,311.	635,900	1,109,400	1,109,400	Year End Roll	1/3/2019
2018	101	FV	468,200	5300	8,311.	468,500	942,000	942,000	Year End Roll	12/20/2017
2017	101	FV	468,200	5300	8,311.	448,500	922,000	922,000	Year End Roll	1/3/2017
2016	101	FV	468,200	5300	8,311.	415,000	888,500	888,500	Year End	1/4/2016
2015	101	FV	442,700	5300	8,311.	348,100	796,100	796,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:20:53

LAST REV

Date	Time
04/02/19	13:49:12
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10774

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAKIM CLIFFORD	67806-480		8/15/2016	Convenience	99	No	No		
HAKIM CLIFFORD	67216-506		5/9/2016	Convenience	1	No	No		
HAKIM CLIFFORD	58521-475		2/21/2012	Convenience	99	No	No		
HAKIM CLIFFORD	58521-459		2/21/2012	Convenience	99	No	No		
HAKIM CLIFFORD	40092-291		7/23/2003	Family	99	No	No		
TURNER GEORGE	27297-33		5/15/1997		425,000	No	No		Y

USER DEFINED

Prior Id # 1:	89530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2012	359	Renovate	185,000					kitchen & bath ren
6/23/2008	691	Redo Bat	22,960			G10	GR FY10	renovate pantry al
8/12/1999	533	Manual	6,000					REPAIR STEPS
8/9/1994	407		5,000					REM/KITCHEN
7/28/1992	336	Manual	1,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
6/7/2012	Info Fm Prmt	MM	Mary M
3/24/2009	Inspected	189	PATRIOT
11/17/2008	Measured	163	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	264	PATRIOT
4/26/1999	Inspected	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8311		Sq. Ft.	Site		0	90.	0.81	10									602,394						602,400	

Total AC/HA:	0.19079	Total SF/SM:	8311	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	602,394	Spl Credit		Total: 602,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09062099
Const Adj.:	1.02090764
Adj $ / SQ:	150.312
Other Features:	96322
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713546
Depreciation:	77063
Depreciated Total:	636483

COMMENTS

BSMT SINK 2 RMS IN ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

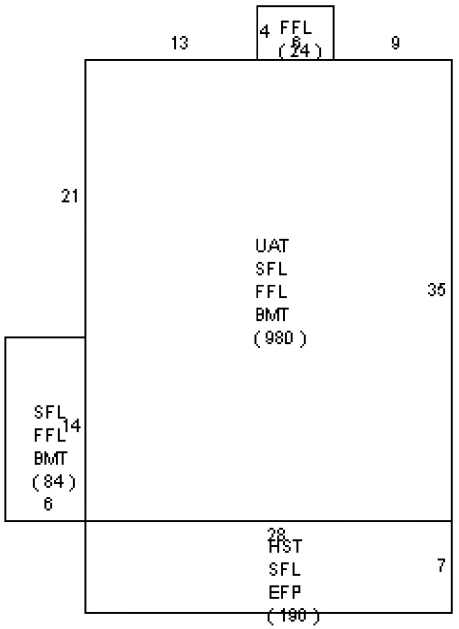
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	199.92
Special Features:	0	Val/Su Net:	163.71
Final Total:	636500	Val/Su SzAd	267.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,197	150.310	179,924
FFL	First Floor	1,088	150.310	163,540
BMT	Basement	1,064	45.090	47,980
UAT	Upper Attic	245	105.220	25,779
EFP	Enclos Porch	196	41.970	8,227
HST	Half Story	98	150.310	14,731

Net Sketched Area:	3,888			Total:	440,181
Size Ad	2383	Gross Area	4784	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	8X6	A	AV	1962	6.00	T	40.8	101			200			200

More:	N	Total Yard Items:	5,300	Total Special Featues:	Total: 5,300

IMAGE

AssessPro Patriot Properties, Inc